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Preliminary Report

ARABLE PUBLIC LANDS DISPOSITION POLICY

– A REVIEW –

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Undertaken

by

Alberta Department of Lands and Forests, Lands Division
Alberta Department of Agriculture
Alberta Department of Highways and Transport
Alberta Department of the Environment

April, 1974

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FOREWARD

This study was undertaken at the request of the Director of Lands with the concurrence of the Deputy Minister of the Department of Lands and Forests. The compilation of the results of the survey and the drafting of the preliminary report were undertaken by R. J. Miller, a member of the arable lands policy review committee. The recommendations outlined in the report, however, are the result of committee consideration and consensus, although not always unanamous. Reactions to the preliminary report received from committee members are included in Appendix D.

It is expected that further detailed consideration of the implications of a number of the recommendations will be necessary directly by the administrative agency concerned after reaction to the preliminary report is received.

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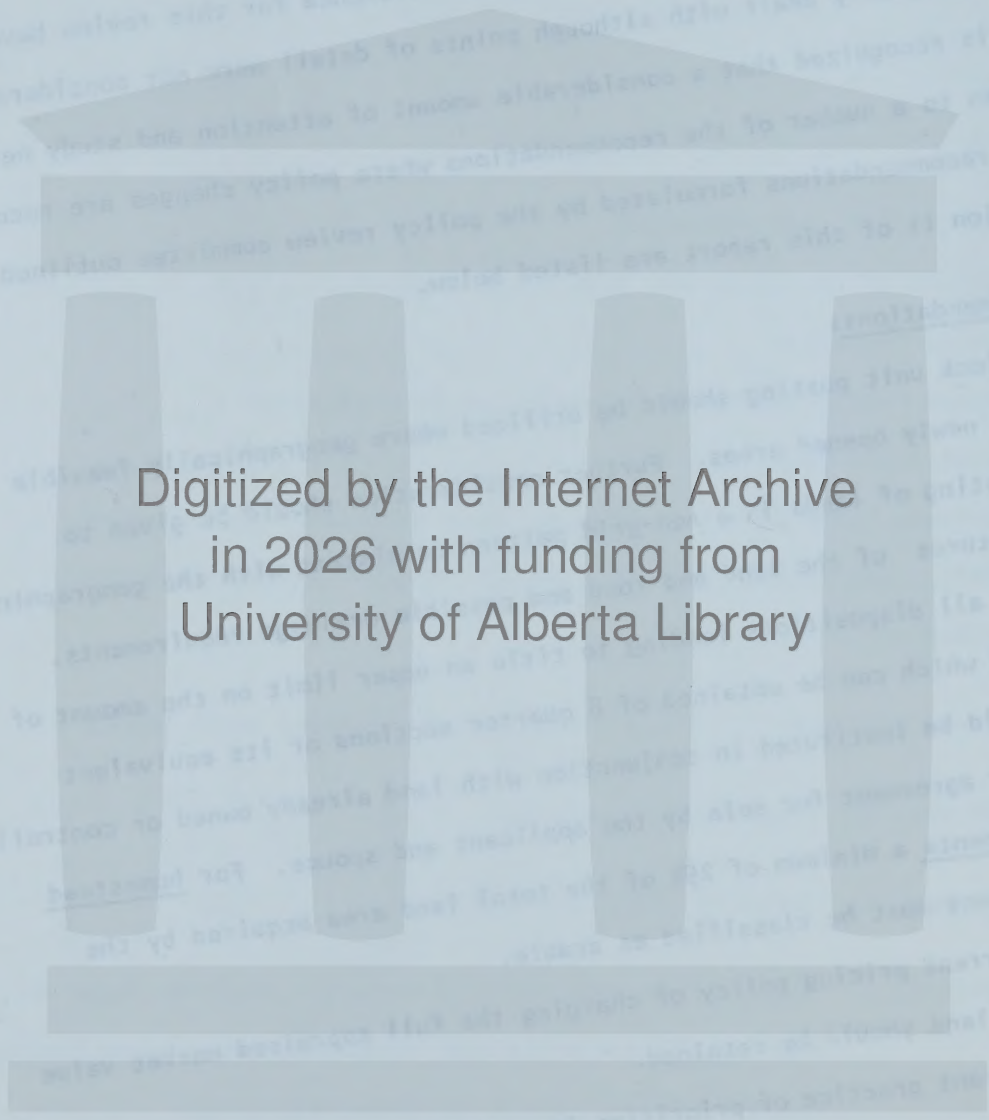
SUMMARY

Questions posed in the terms of reference for this review have been substantially dealt with although points of detail were not considered. It is recognized that a considerable amount of attention and study need be given to a number of the recommendations where policy changes are recommended. The recommendations formulated by the policy review committee outlined in Section II of this report are listed below.

Recommendations:

1. Block unit posting should be utilized where geographically feasible in newly opened areas. Further consideration should be given to posting of lands in a non-grid pattern consistent with the geographic features of the land and road and possible drainage requirements.
2. For all dispositions leading to title an upper limit on the amount of land which can be obtained of 8 quarter sections or its equivalent should be instituted in conjunction with land already owned or controlled under agreement for sale by the applicant and spouce. For homestead agreements a minimum of 25% of the total land area acquired by the agreement must be classified as arable.
3. The current pricing policy of charging the full appraised market value of the land should be retained.
4. The current practice of priorities in public land dispositions leading to title should be continued as it is consistent with the expressed wishes of the respondents.
5. Consideration should be given to more extensive use of watercourse agreements and where feasible to retain blocks of land (perhaps on a L.S.D. basis) for habitat and conservation purposes.



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6. The Homestead Sale and the Farm and Rural Development Lease with Option to Purchase should be amalgamated into one policy known as a Homestead Agreement. The Homestead Agreement(in effect a lease with option to purchase) would be used for applicants who are not established farmers and it is deemed necessary to impose conditions which must be met before title can be issued in order to ensure their intention of developing a viable farm operation. The Farm and Rural Development Sale would be utilized only for established farmers where it is not necessary to impose conditions to meet the objective of ensuring development of a viable farm operation.
The current Farm and Rural Development Lease policy with no option to purchase and the Cultivation Lease policy should be combined under terms of the Farm and Rural Development Lease.

7. Current residence requirements should be changed in favour of a system of a designated rebate on the land sale price if the applicant constructs and lives in a permanent house of a specified value on the lands obtained under the Homestead Agreement for a period of 12 months prior to application for title.

8. No change in present policy with respect to pre-development by government of public lands is warranted, ie. land development for dispositions leading to title should be left to the applicant.

9. Where lands can feasibly be drained, the land necessary for the primary drainage channels should be retained by the Crown and not included in the dispositions. Applicants should be made aware of current technical and cost-sharing assistance available as specified in Department of Environment position paper No. 5.

10. Collector roads should be constructed prior to disposition of lands in new areas. Other local roads should be constructed only as required by settlement.
11. No further credit programs for land development purposes apart from what is available currently is necessary.
12. Planning and land appraisal should be carried out on a continuous basis to determine suitability of available lands for settlement and provide for ther eventual disposition as needs become apparent.
13. Although no urgency is indicated, lands located in fringe areas of the Green zone and listed as suitable for agricultural development, should be studied in conjunction with other known lands in the Yellow zone to determine if further consideration need be given through a field appraisal.

General Recommendation:

In view of the need to provide funds on a continuous basis to facilitate the opening of new areas for agricultural settlement on a co-ordinated basis, it is recommended that necessary action be taken by appropriate provincial government departments to budget on a continuous basis for the construction of such items as collector roads. It is felt that Ministerial direction is necessary in order to implement this recommendation.

1. INTRODUCTION AND BACKGROUND

Purpose of the Study and Terms of Reference

A review of arable public lands disposition policies was initiated in the fall of 1973 to determine the acceptability of current policies and practices in the light of a dramatically changed agricultural situation. The greatly improved agricultural situation characterized by a substantial demand for both grain and livestock products, significantly improved price levels and rising input costs have contributed to an expectation of a growing demand for an expanded land base throughout the settlement zone of the province. The following table indicates the number of applications for dispositions leading to title which have taken place over the past five fiscal years.

TABLE 1

NO. OF APPLICATIONS RECEIVED FOR DISPOSITIONS LEADING TO TITLE

Fiscal Year	Homestead Sales	Farm & Rural Dev. Sales	Agric. Farm Sales	Total No. Applications Received
1969-'70	403	95	320	818
1970-'71	288	205	343	836
1971-'72	316	344	222	882
1972-'73	271	489	182	942
1973-'74*	313	833	18	1,164
TOTAL	1,591	1,966	1,085	4,642

* Complete data for March, 1974 unavailable at time of writting. Agric. Farm Sales as of Feb. 1973 were discontinued.

Source: Alberta Department of Lands and Forests Annual Reports.

It should be noted that the figures in Table 1 are the number of applications received. Because of conflicting applications and a number of other reasons a significant proportion of the applications normally are cancelled. However the figures in Table 1 illustrate the relative increase in demand which is now becoming apparent.

With this situation in mind, an inter-departmental committee was established and terms of reference for the proposed review were formulated. The inter-departmental committee consisted of the following representatives:

Department of Lands and Forests	- Nick Kufel, Head Land Appraisal and Planning Branch - Ron Miller, Resource Economist
Department of Agriculture	- Will Pattison, Resource Economics Branch
Department of Environment	- Jerry Nessman, Regional Administrator, Peace River.
Department of Highways	- Gordon Halls, Planning Branch Harry Duguid, Maintenance Branch

Because of the intimate knowledge of several other members of the Lands Division with public lands disposition policies and practices, the following individuals participated in the review -

Clem Harke, Land Appraisal and Planning Branch

Don Sawyer, Land Appraisal and Planning Branch

Ray Thompson, Head, Sales and Cultivation Lease Branch

Bert Thompson, Head, Homestead Sale Branch.

The terms of reference provided by the Director of Lands, Mr. C. E. Paquin are listed below:[1/]

(1) Determine the location, characteristics and extent of surveyed public lands suitable for settlement, which has not been made available for application.

(2) Determine the extent to which services (roads, schools, rural electrification) are currently available and make recommendations with respect to the extent to which such services should be provided prior to opening the lands for settlement.

(3) Determine the extent to which it would be desirable to develop the lands in question and provide drainage if required prior to opening the lands for settlement.

(4) Make recommendations with respect to the most desirable methods of disposing of such lands including possibility of posting by units, size of such units, first priority to local residents versus posting without any priorities.

(5) There should be recommendations on the appropriate dates and the order in which such lands should be made available for application.

(6) Should all, part or none of the service costs be charged against sale price of the land.

A subsequent directive requested that the homestead residence requirements to be reviewed as well.[1/]

Review Procedure

In order to obtain the opinions of local people primarily concerned and affected by public lands disposition policies, it was decided that a questionnaire would be circulated to the local agricultural development committees to explore several areas of concern. At an initial meeting of the policy review committee in November, 1973, concurrence to this procedure was obtained and a draft outline of the proposed questionnaire was discussed. As a result of this meeting, the questionnaire was finailized and distributed to the ten agricultural development committees in the Peace River region. This questionnaire was distributed to the agricultural development committee members generally at a regularly scheduled meeting by the local Lands Division representative on the Committee, after a discussion of the questions outlined in the questionnaire. The detailed questionnaire was only distributed to the ten agricultural development committees in the Peace River

region as remaining arable public lands are located nearly exclusively within this region.

In order to obtain a more complete picture of possible agricultural land needs from other areas of the province, an abbreviated, one-page questionnaire was circulated to several other agricultural development committees adjacent to fringe agricultural areas in the northern and north-western portion of the province. Sample questionnaires are included in Appendix A.

The review considered certain policy questions contained within legislation (The Public Lands Act) or regulation and questions relating to the development of public lands. The results obtained from the survey and the recommendations which were formulated are outlined in Section II of this report. The results of the ancillary survey in other fringe agricultural areas outside of the Peace River region are summarized in Section III. There are no committee recommendations associated with this survey, however the results are presented as a matter of information and merit consideration.

Arable Public Land Disposition Policy Summarization

Essential features of current arable public lands disposition policies are outlined on the following pages and relate to several of the recommendations outlined in Section II of the report.

A. Homestead Sale

Eligibility:

- applicant must be a Canadian citizen who has attained the age of 18 years but is less than 71 years of age and who has resided in Alberta for a total of 1 year in the three years prior to making application.

Features of HS Policy:

- land applied for must be at least 50% arable.

- maximum amount of land which can be obtained is 640 acres including the land owned by the applicant and spouce.
- all land applied for under a homestead sale and the applicant's owned land must be within a 10 mile radius.
- land is valued at the time of application and the purchase price is payable over a maximum of 20 years.
- annual instalments of principal and interest (at 6% per annum) are due in the fourth year of the term if less than 25 acres are under cultivation at the time the homestead sale contract is executed.
- taxes are deferred until the fourth year if less than 25 acres are under cultivation.
- cultivation duties are required annually; a title cannot be issued until at least 40 acres has been brought to seedbed condition.
- residence on the land or on lands within a ten mile radius for a total of 12 months over 2 or more years with periods of residence of not less than 3 months in any one year are required. Residence is not required, however until the 7th year of the term of the homestead sale.
- if the purchaser builds a habitable house worth at least $1000 on the land he may be granted a credit of $2 per acre but not exceeding $500.

B. Farm and Rural Development Sale

Eligibility:

- the applicant must be a Canadian citizen who has attained the age of 18 years.

Features of F. & R. D. Sale Policy:

- there are no specific requirements; depending upon the applicant's farming experience, his present land holdings, his financial situation,

etc., a sale contract or a lease with option to purchase, or a lease without option may be issued.

- a sale contract normally has no requirements other than the payment of the purchase price.
- the term of the sale contract may extend up to 25 years with interest payable at 6% per annum. The minimum down payment may be as low as 6% of the sale value. Payments of the principal may be deferred for 5 years however interest is payable during this period.
- if there is some doubt that the individual can carry out the farming plan, a lease with an option to purcahse may be issued for a 5 year period. In order for the option to be exercised, certain conditions will be specified such as bringing a certain amount of land into a seedbed condition, residence requirements, etc.

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76,991
96,493
3,564,129

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Statistical Background Data

Tables 2 and 3 provide some perspective of the quantity of arable public lands which have been made available for agricultural disposition and patented since 1960. Table 2 indicates the acreage of public lands granted under disposition leading to title. It should be noted that these figures do not represent eventual net additions to the agricultural land base as sales agreements frequently are cancelled (particularly homestead sales) prior to becoming elligible for issue of title.

TABLE 2

ACREAGE OF PUBLIC LANDS GRANTED UNDER AGRICULTURAL DISPOSITIONS LEADING TO TITLE

Fiscal Year	Homestead Sale/Lease	Farm & Rural Dev. Sale	Agric. Farm Sale	Total
1960-'61	111,454	-	-	111,454
1961-'62	241,799	-	-	241,799
1962-'63	309,924	-	47,087	357,011
1963-'64	611,907	-	111,686	723,593
1964-'65	382,419	-	78,606	461,025
1965-'66	246,219	-	52,313	298,532
1966-'67	289,394	-	47,006	336,400
1967-'68	298,960	-	35,011	333,971
1968-'69	213,026	8,692	48,732	270,450
1969-'70	121,274	15,085	48,926	185,285
1970-'71	32,981	11,884	26,260	71,125
1971-'72	37,730	21,367	17,894	76,991
1972-'73	39,715	35,556	21,222	96,493
TOTAL	2,936,802	92,584	534,743	3,564,129

Source: Alberta Department of Lands and Forests Annual Reports.

Thus the total acreage granted under disposition leading to title for the major agricultural dispositions for the past 13 fiscal years has amounted to approximately 3.6 million acres or an average of 274,000 acres per year. Table 3 indicates the acreage of land patented during this time period.

TABLE 3

ACREAGE OF PUBLIC LANDS UNDER AGRICULTURAL DISPOSITION PATENTED

Fiscal Year	Homestead Sale/Lease	Farm & Rural Dev. Sale	Agric. Farm Sale	Total
1960-'61	67,336	-	-	67,336
1961-'62	75,978	-	-	75,978
1962-'63	96,239	-	-	96,239
1963-'64	65,422	-	-	65,422
1964-'65	78,177	-	-	78,177
1965-'66	112,859	-	-	112,859
1966-'67	115,294	-	160	115,454
1967-'68	143,379	-	29,183	172,562
1968-'69	133,107	-	34,207	167,314
1969-'70	105,497	-	25,504	131,001
1970-'71	68,863	157	20,272	89,292
1971-'72	86,878	-	26,079	112,957
1972-'73	101,101	-	51,346	152,447
TOTAL	1,250,130	157	186,751	1,437,038

Source: Alberta Department of Lands and Forests, Annual Reports.

A total of 1.4 million acres were added to the privately owned agricultural land base over this time period - an average of 110,000 acres annually.

Surveyed Lands in Yellow Zone Not Made Availabe for Settlement

The following list of surveyed lands in the Yellow zone was provided by Technical Division of Lands and Forests and by the Administration Branch of Lands Division. These lands, or parts there - of, have not been made available for settlement to date.

Tp. 109 - 10 - W5

Tp. 105, 106 - 13 - W5

Pt. 107 - 13 - W5

Tp. 108, 109 - 11 - W5

Pt. 108 - 18 - W5

Tp. 73 - 14 - W5

Tp. 86 - 19 - W5

Tp. 97, 98 & 100 - 20 - W5

Tp. 100 - 21 - W5

Tp. 68 - 21 - W5

Pt. 67 - 21 - W5

Tp. 80 - 10 - W6

Tp. 86 - 12 - W6

Tp. 70 - 4 - W6 (N. of river)

Tp. 95 - 19 - W5 (W. of river)

Tp. 100 - 19 - W5 (S & W. of river)

Tp. 89 - 20 - W5 (W. of river)

Tp. 70 - 4 - W6 (N. of river)

Tp. 100 - 23 - W5

Tp. 79 - 8 - W6

Tp. 80 - 9 - W6

After carrying out a check of the Township register for dispositions and reservations, the agricultural C.L.I. capability of the major blocks of land listed above were tabulated by a visual grid analysis. The information provided in Table 4, consequently, provides an indication of the quality of surveyed but undisposed lands in the Yellow zone.

Information in Table 4 indicates that there is the equivalent of 13 townships or 300,000 acres of surveyed, undisposed public lands remaining in the Yellow zone. Nearly one-half of this land (46%) is rated as agricultural capability 4; 72% is rated as C.L.I. 2, 3 or 4. One should note that there are a number of other unsurveyed townships or portions of townships within the Yellow zone. In addition to the lands listed in Table 4, there are other small blocks scattered throughout the area.

TABLE 4

AGRICULTURAL CAPABILITY OF SELECTED, UNDISPOSED LANDS IN THE YELLOW ZONE

Location	No. of Sections	AGRICULTURAL CAPABILITY RATING (Est. Acreage)							Total Acreage
		2	3	4	5	6	7	Organic	
Tp. 107-13-W5	12.0	-	-	3,456	2,125	-	-	2,099	7,680
Tp. 106-13-W5	36.0	-	-	16,538	1,024	-	-	5,478	23,040
Tp. 105-13-W5	36.0	-	-	7,168	6,374	-	-	9,498	23,040
Tp. 97-20-W5	28.0	-	3,891	10,509	-	64	-	3,456	17,920
Tp. 98-20-W5	26.0	-	7,322	4,070	-	768	1,152	3,328	16,640
Tp. 100-20-W5	34.8	-	11,149	7,245	-	896	1,344	1,638	22,272
Tp. 100-21-W5	18.0	-	4,506	7,014	-	-	-	-	11,520
Tp. 80-10-W6	36.0	-	192	12,172	6,606	-	192	3,878	23,040
Tp. 79-8-W6	4.0	-	2,560	-	-	-	-	-	2,560
Tp. 67-21-W5	32.0	3,354	10,393	3,674	-	499	-	2,560	20,480
Tp. 68-21-W5	24.0	2,515	7,156	1,964	-	1,229	-	2,496	15,360
Tp. 86-19-W5	32.0	-	3,110	10,752	1,338	256	384	4,640	20,480
Tp. 108-11-W5	23.5	-	1,344	9,478	832	-	-	3,386	15,040
Tp. 109-11-W5	29.0	-	486	13,878	1,728	384	576	1,510	18,562
Tp. 109-10-W5	34.4	-	1,370	17,817	576	-	64	2,189	22,016
Tp. 108-18-W5	23.0	-	5,018	7,910	-	-	-	1,792	14,720
Tp. 73-14-W5	30.0	128	11,852	1,140	-	-	1,088	4,992	19,200
TOTAL	458.7	5,997	70,349	134,785	20,603	4,096	4,800	52,940	293,570
PERCENT OF TOTAL	-	2.0%	24.0%	46.0%	7.0%	1.4%	1.6%	18.0%	100.0%

II AGRICULTURAL LANDS SETTLEMENT POLICY REVIEW - SURVEY RESPONSES, RECOMMENDATIONS

The following pages contain the results of the survey undertaken in the Peace River region. Results of the questions asked are presented in tabular fashion, comments and observations are noted and the committee recommendations are outlined.

QUESTION 1:

Currently, public lands are posted for disposition leading to title in quarter section units. Do you feel any changes would be desirable?

Group or Committee	Total Number of Replies	RESPONSE					
		No Change		Block Units		Combination	
		No.	%	No.	%	No.	%
TOTAL GROUP	51	17	33	9	18	25	49
- NON CIVIL SERVANTS	34	12	35	5	15	17	50
- CIVIL SERVANTS	17	5	29	4	24	8	47
COMMITTEES							
1. Grande Prairie (CTY # 2)	3	1	-	0	-	2	-
2. Smoky River (MD #130)	7	3	-	1	-	3	-
3. Spirit River (MD #133 & ID #20)	2	1	-	-	-	1	-
4. Peace River (MD #135 & ID #17)	5	0	-	3	-	2	-
5. Fairview (MD #136 & ID #21)	9	2	-	1	-	6	-
6. Valleyview (ID #16)	5	1	-	2	-	2	-
7. High Prairie (ID #17)	4	2	-	0	-	2	-
8. Wanham (ID #19)	4	1	-	0	-	3	-
9. Manning (ID #22)	7	3	-	2	-	2	-
0. High Level (ID #23)	5	3	-	0	-	2	-

COMMENTS:

A. No change necessary

1. Block posting would attract large or company operations.
2. Quarter section posting to accommodate expansion.
3. Blocking difficult if there is very much unarable land.
4. Present system is practical and flexible.
5. Block posting is less flexible.

B. Block unit posting

1. Better land use / less servicing req'd.
2. Reduce costs.
3. Useful in newly opened areas.
4. Useful if access is a problem.

C. Combination of quarter section and block posting

1. Accommodate farm consolidation / formation of economic units.
2. Blocks utilized for newly opened areas / quarter sections for other areas.
3. Allows best land utilization.

D. No comment (21)

OBSERVATIONS AND REMARKS:

Approximately 50% of the respondents indicated that a combination of block and unit posting would be desirable; a further 18% indicated a preference for block unit posting only. One-third of the respondents indicated that no change was necessary in current posting methods.

Not a great deal of difference was evident in the response between the non-civil servant and the civil servant group in this respect.

Block unit posting has in effect, been utilized on previous occasions on newly opened areas but for several reasons has not been satisfactorily carried through and evaluated.

Some discussion was held with respect to the posting of lands on a non-grid pattern. Such a system of posting would lend itself to the pre-design of settlement units and road, conservation and drainage needs consistent with the geographic features of the area. A non-grid form of posting apparently is feasible with respect to land survey and registry. Appendix C contains a memo from Mr. C.R.G. Halls, a member of the committee, in this regard.

RECOMMENDATION #1:

Block unit posting should be utilized where geographically feasible in newly opened areas. Further consideration should be given to posting of lands in a non-grid pattern consistent with the geographic features of the land and road and possible drainage requirements.

ACTION REQUIRED:

Recommendation to be noted by the Lands Division. Further study and investigation of the implications and acceptability of a non-grid type of unit posting is perhaps necessary.

QUESTION 2:

How many quarter sections do you feel are necessary assuming a typical mix of arable and non-arable land under normal management in your area to constitute an economic farm unit?

Group or Committee	Total Number Of Replies	NO. OF QTR. SECTIONS Average	Range
TOTAL GROUP	47	5.4	3-8
- NON CIVIL SERVANTS	33	5.2	3-8
- CIVIL SERVANTS	14	5.9	3-8
COMMITTEES			
1. Grande Prairie (CTY #1)	3	5.8	5-6
2. Smoky River (MD #130)	7	5.1	3-8
3. Spirit River (MD #133 & ID #20)	2	4.3	4-5
4. Peace River (MD #135 & ID #17)	4	5.3	3-8
5. Fairview (MD #136 & ID #21)	8	5.8	3-8
6. Valleyview (ID #16)	5	6.4	6-8
7. High Prairie (ID #17)	3	4.5	3-6
8. Wanham (ID #19)	4	4.5	3-6
9. Manning (ID #22)	7	6.2	4-8
10. High Level (ID #23)	4	5.0	4-6

OBSERVATIONS AND REMARKS:

The number of quarter sections necessary to constitute an economic unit averaged in excess of 5 quarter sections. Responses from the various committees indicated a range in average size from 4.3 to 6.4 quarter sections. The maximum number indicated as necessary to constitute an economic unit amounted to 8 quarter sections.

RECOMMENDATION #2:

For all dispositions leading to title an upper limit on the amount of land which can be obtained of 8 quarter sections or its equivalent should be instituted in conjunction with land already owned or controlled under agreement for sale by the applicant and spouce. For homestead agreements a minimum of 25% of the total land area acquired by the agreement must be classified as arable.

ACTION REQUIRED:

Amendment of the Public Lands Act, Part III, and the Farm Development, Consolidation and Enlargement Regulations are necessary to implement this recommendation.

QUESTION: 3

Do you feel that the prices being charged for bush covered crown lands for dispositions leading to title are fair and equitable?

Group or Committee	Total Number Of Replies	RESPONSE			
		YES		NO	
		No.	%	No.	%
TOTAL GROUP	50	36	72	14	28
- NON CIVIL SERVANTS	33	22	67	11	33
- CIVIL SERVANTS	17	14	82	3	18
COMMITTEES					
1. Grande Prairie (CTY #1)	3	3	-	0	-
2. Smoky River (MD #130)	6	6	-	0	-
3. Spirit River (MD #133 & ID #20)	2	1	-	1	-
4. Peace River (MD #135 & ID #17)	5	4	-	1	-
5. Fairview (MD #136 & ID #21)	9	3	-	6	-
6. Valleyview (ID #16)	5	4	-	1	-
7. High Prairie (ID #17)	4	2	-	2	-
8. Wanham (ID #19)	4	3	-	1	-
9. Manning (ID #22)	7	7	-	-	-
10. High Level (ID #23)	5	3	-	2	-

COMMENTS:

1. Land prices are low.
2. Land costs too high because of high development costs.
3. Bush lands are a poor deal in comparison to purchasing developed lands.
4. Land prices should be lowered to encourage development.

No comment (21).

OBSERVATIONS AND REMARKS:

A high percentage of the respondents indicated that prices charged for undeveloped crown lands are fair. There was no clear consensus by those who felt prices are not fair as to whether land prices are too high or too low. The Public Lands Act, Section 18, requires that public lands be sold at their market value.

RECOMMENDATION #3:

The current pricing policy of charging the full appraised market value of the land should be retained.

QUESTION 4:

Should there be priorities established as to whom the lands should be made available?

Group or Committee	Total Number	RESPONSE						
				Order of Priority *				
	Of Replies	Yes	No	#1	#2	#3	#4	#5
TOTAL GROUP	51	46	5	1st	2nd	3rd	4th	5th
- NON CIVIL SERVANTS	34	32	2	1st	2nd	3rd	4th	5th
- CIVIL SERVANTS	17	14	3	1st	2nd	3rd	4th	5th
COMMITTEES								
1. Grande Prairie (CTY #1)	3	2	1	-	-	-	-	-
2. Smoky River (MD #130)	7	6	1	-	-	-	-	-
3. Spirit River (MD #133 & Id #20)	2	2	-	-	-	-	-	-
4. Peace River (MD #135 & ID #17)	5	4	1	-	-	-	-	-
5. Fairview (MD #136 & ID #21)	9	9	-	-	-	-	-	-
6. Valleyview (ID #16)	5	5	-	-	-	-	-	-
7. High Prairie (ID #17)	4	4	-	-	-	-	-	-
8. Wanham (ID #19)	4	3	1	-	-	-	-	-
9. Manning (ID #22)	7	6	1	-	-	-	-	-
10. High Level (ID #23)	5	5	1	-	-	-	-	-

* Priority #1 - Established local farmers
#2 - Sons of local farmers
#3 - Non local farmers
#4 - Other Albertans
#5 - Other Canadians

COMMENTS:

A. Priorities should be established for land disposition

1. Local farmers or sons should have priority.
2. Avoid speculation - should not be available to those who do not need land.

B. Should be no priorities

1. Public lands should be available to everyone.

No comment (19)

OBSERVATIONS AND REMARKS:

A very high proportion of the respondents indicated that priorities should be utilized in the disposition of land. The greatest concern seems to be that land should not be available to anyone for speculative purposes or to individuals who do not really need the land to make a livelihood. The order of priority expressed by the respondents is in fact the practice being followed by Lands Division in cases of conflicting applications for land although the priorities are not formalized by regulation.

RECOMMENDATION #4:

The current practice of priorities in public land dispositions leading to title should be continued as it is consistent with the expressed wishes of the respondents.

QUESTION 5:

Do you feel that it would be desirable for the government to attempt to ensure that certain parts of a quarter section are kept in native cover on a pre-planned basis for conservation and habitat purposes?

Group or Committee	Total Number of Replies	RESPONSE 'YES' No.	'YES' %	'NO' No.	'NO' %
TOTAL GROUP	50	33	66	17	34
- NON CIVIL SERVANTS	34	19	56	15	44
- CIVIL SERVANTS	16	14	87	2	13
COMMITTEES					
1. Grande Prairie (CTY #1)	3	3	-	0	-
2. Smoky River (MD #130)	6	5	-	1	-
3. Spirit River (MD #133 & ID #20)	2	1	-	1	-
4. Peace River (MD #135 & ID #17)	5	3	-	2	-
5. Fairview (MD #136 & ID #21)	9	4	-	5	-
6. Valleyview (ID #16)	5	2	-	3	-
7. High Prairie (ID #17)	4	2	-	2	-
8. Wanham (ID #19)	4	4	-	0	-
9. Manning (ID #22)	7	5	-	2	-
10. High Level (ID #23)	5	4	-	1	-

COMMENTS:

1. Utilize water course or similar agreements.
2. Land suitable for conservation or habitat should be retained by the Crown.
3. Normally sufficient land is now left by the applicant in native cover.
4. Decision should be left to the individual.
5. Because of land characteristics it is very difficult to pre-plan where native cover should be kept.

OBSERVATIONS AND REMARKS:

Approximately 2/3 of the total group felt that it would be desirable for the government to attempt to ensure that land be retained for conservation and habitat purposes. However, a lower proportion of the non-civil servant group (56%) indicated a similar preference. The only suggestions to accomplish this objective were through the utilization of watercourse or a similar kind of agreement or by retaining of suitable areas by the Crown. Such methods, however, may not be totally effective for purposes of erosion control. Because of the inherent problems of implementation and subsequent control, and the lack of unanamous support from the farm respondents, suggests that little further effective action can be taken than is currently the practice in this respect.

RECOMMENDATION #5:

Consideration should be given to more extensive use of watercourse agreements and where feasible to retain blocks of land (perhaps on a L.S.D. basis) for habitat and conservation purposes.

ACTION REQUIRED:

Recommendation to be noted by Lands Division.

QUESTION 6:

Do you feel there is a need for the current Homestead Sale policy apart from dispositions currently provided through the Farm and Rural Development Sale regulations?

Group or Committee	Total Number Of Replies	RESPONSE 'YES' No.	%	'NO' No.	%	'UNDEC.' No.	%
TOTAL GROUP	48	17	35	23	48	8	17
- NON CIVIL SERVANTS	34	11	32	16	47	7	21
- CIVIL SERVANTS	14	6	43	7	50	1	7
COMMITTEES							
1. Grande Prairie (CTY #1)	2	2	-	0	-	0	-
2. Smoky River (MD #130)	7	3	-	3	-	1	-
3. Spirit River (MD #133 & ID #20)	2	1	-	1	-	0	-
4. Peace River (MD #135 & ID #17)	5	4	-	1	-	0	-
5. Fairview (MD #136 & ID #21)	8	0	-	6	-	2	-
6. Valleyview (ID #16)	5	2	-	2	-	1	-
7. High Prairie (ID #17)	4	0	-	3	-	1	-
8. Wanham (ID #19)	3	0	-	1	-	2	-
9. Manning (ID #22)	7	2	-	4	-	1	-
10. High Level (ID #23)	5	3	-	2	-	0	-

OMMENTS:

. Homestead sale policy is necessary

1. Residence requirement useful to prevent non-farmers from obtaining land.
2. Allows farming with a minmum of investment.
3. Homestead sale is preferred for farmers starting out.

. Homestead sale policy is not essential

1. Sufficient flexibility with current F. & R. D. sale policy - homestead sale regulations could be incorporated into F. & R. D. sale.
2. F. & R. D. sale policy allows individual to work while developing the farm.

. Undecided

1. It may be possible to obtain land for speculative purposes through F. & R. D. sale.

. No comment (27).

BSERVATIONS AND REMARKS:

Nearly one-half of the total group indicated that the Homestead Sale policy is not necessary apart from dispositions provided through the Farm and Rural Development Sale regulations. Thirty-five percent indicated that it is necessary and a further 17% were undecided. The non-civil servant group's responses were quite similar, however, a larger proportion were undecided.

After consideration of the responses obtained and with the objective in mind of simplifying current arable lands disposition policies without sacrificing the flexibility available with current policies, the following recommendation was formulated.

RECOMMENDATION #6:

The Homestead Sale and the Farm and Rural Development Lease with Option to Purchase should be amalgamated into one policy known as a Homestead Agreement. The Homestead Agreement (in effect a lease with option to purchase) would be used for applicants who are not established farmers and it is deemed necessary to impose conditions which must be met before title can be issued in order to ensure their intention of developing a viable farm operation. The Farm and Rural Development Sale would be utilized only for established farmers where it is not necessary to impose conditions to meet the objective of ensuring development of a viable farm operations.

The current Farm and Rural Development Lease policy with no option to purchase and the Cultivation Lease policy should be combined under terms of the Farm and Rural Development Lease.

ACTION REQUIRED:

The Public Lands Act with respect to Homestead Sales, and the appropriate regulations, the Farm Development, Consolidation and Enlargement Regulations and the Cultivation Lease and Permit Regulations, would require amendment in order to implement this recommendation.

TION 7:

stead Sale policy requires the applicant to complete residence requirements on ear the lands in question before being eligible to obtain title. Do you feel a change in these requirements would be desirable?

ip or Committee	Total Number Of Replies	RESPONSE					
		NO CHANGE		SOME CHANGE		RESIDENCE ELIM.	
		No.	%	No.	%	No.	%
AL GROUP	51	29	57	16	31	6	12
ON CIVIL SERVANTS	34	17	50	13	38	4	12
IVIL SERVANTS	17	12	71	3	17	2	12
MITTEES							
Grande Prairie (CTY #1)	3	2	-	0	-	1	-
Smoky River (MD #130)	7	3	-	4	-	0	-
Spirit River (MD #133 & ID #20)	2	0	-	1	-	1	-
Peace River (MD #135 & ID #17)	5	4	-	0	-	1	-
Fairview (MD #136 & ID #21)	9	2	-	5	-	2	-
Valleyview (ID #16)	5	4	-	1	-	0	-
High Prairie (ID #17)	4	3	-	0	-	1	-
Wanham (ID #19)	4	2	-	2	-	0	-
Manning (ID #22)	7	5	-	2	-	0	-
High Level (ID #23)	5	4	-	1	-	0	-

COMMENTS:

A. No change in residence requirements necessary

1. Helps to prevent speculation/encourages land development.
2. Regulations should be enforced more strictly.
3. Regulation should be applied with discretion.

B. Some change desirable

1. More stringent residence requirements.
2. Residence waived if land is developed satisfactorily.
3. Residence within 10 mi. may not be adequate.
4. Residence should be mandatory only for people not now farming.

C. Residence eliminated

1. Residence not necessary if meet land development requirements.
2. Regulation presently is being abused.
3. Residence often forces people on land before they can make a living on it.

D. No comment (17).

E. Alternatives to residence

1. Cancellation if in default of improvement requirements.

OBSERVATIONS AND REMARKS:

Fifty-seven percent of the total group indicated that the residence requirements of the current Homestead Sale policy is a desirable feature; approximately one-third indicated that some change in residence policies would be preferred. With the non-civil servant group, 50% indicated that no change in residence requirements are necessary and a higher percentage (38%) indicated that some change would be desirable.

The greatest concern of those who favored the residence requirements was that residence helped to eliminate the potential acquasition of land for speculative purposes. After consideration of the responses received and recognizing that current screening procedures of applicants is quite effective in controlling the acquasition of land by individuals who may not be serious in their intention of developing a viable farm enterprise, the following recommendation was formulated. This recommendation, however, recognizes the desirability of providing an incentive to applicants who will develop and live on lands acquired through the proposed Homestead Agreement policy.

RECOMMENDATION #7:

Current residence requirements should be changed in favour of a system of a designated rebate on the land sale price if the applicant constructs and lives in a permanent house of a specified value on the lands obtained under the Homestead Agreement for a period of 12 months prior to application

ACTION REQUIRED:

The Public Lands Act, Part III requires amendment.

ESTION 8 (a):

you feel that government should develop (clear and break) new blocks of land itially opened for settlement prior to being made available for disposition?

roup or Committee	Total Number Of Replies	RESPONSE 'YES' No.	%	'NO' No.	%	'PARTIALLY' No.	%
OTAL GROUP	51	2	4	39	76	10	20
NON CIVIL SERVANTS	34	1	3	25	73	8	24
CIVIL SERVANTS	17	1	6	14	82	2	12
OMMITTEES							
. Grande Prairie (CTY #1)	3	0	-	2	-	1	-
. Smoky River (MD #130)	7	0	-	7	-	0	-
. Spirit River (MD #133 & ID #20)	2	0	-	2	-	0	-
. Peace River (MD #135 & ID #17)	5	1	-	4	-	0	-
. Fairview (MD #136 ID #21)	9	0	-	7	-	2	-
. Valleyview (ID #16)	5	0	-	3	-	2	-
. High Prairie (ID #17)	4	0	-	2	-	2	-
. Wanham (ID #19)	4	0	-	4	-	0	-
. Manning (ID #22)	7	0	-	7	-	0	-
. High Level (ID #23)	5	1	-	1	-	3	-

STION 8 (b):

you feel that the lands should be totally or partially developed prior to position, to what extent do you feel that these costs should be added to the e price of the unit?

up or Committee	Total Number Of Replies	RESPONSE			
		TOTALLY	PARTIALLY	PERCENT (Range)	MAX / AC.
TAL GROUP	11	6	5	50-75%	$15-30 C. 7-25 B.
NON CIVIL SERVANTS	8	4	4	-	-
CIVIL SERVANTS	3	2	1	-	-
MMITTEES					
Grande Prairie (CTY #1)	1	1	0	-	-
Smoky River (MD #130)	0	0	0	-	-
Spirit River (MD #133 & ID #20)	0	0	0	-	-
Peace River (MD #135 & ID #17)	1	0	1	-	-
Fairview (MD #136 & ID #21)	2	0	2	-	-
Valleyview (ID #16)	2	1	1	-	-
High Prairie (ID #17)	2	2	0	-	-
Wanham (ID #19)	0	0	0	-	-
Manning (ID #22)	0	0	0	-	-
High Level (ID #23)	3	2	1	-	-

MMENTS:

. No development by government

1. More costly for government to develop, better management by individuals.
2. Problems of land reverting if not disposed after development.

. Partial development

1. Partial development would assist the starting farmer - immediate returns.
2. Sometimes difficult for individuals to obtain equipment.

. No comment (11).

BSERVATIONS AND REMARKS:

A high percentage of the respondents (76%) indicated that land development, for the reasons indicated, should be left to the individual applicant. Only one-fifth indicated that partial development by government would be preferred.

ECOMMENDATION #8:

No change in present policy with respect to pre-development by government of public lands is warranted, ie. land development for dispositions leading to title should be left to the applicant.

ESTION 9 (a):

lands require drainage, how should this problem be handled?

oup or Committee	Total Number Of Replies	RESPONSE					
		TOTAL SYSTEM		BASIC LINES		NO DRAINAGE	
		No.	%	No.	%	No.	%
TAL GROUP	50	3	6	18	36	29	58
NON CIVIL SERVANTS	33	1	3	10	30	22	67
CIVIL SERVANTS	17	2	12	8	47	7	41
OMMITTEES							
Grande Prairie (CTY #1)	3	0	-	0	-	3	-
Smoky River (MD #130)	7	0	-	4	-	3	-
Spirit River (MD #133 & ID #20)	2	1	-	1	-	0	-
Peace River (MD #135 & ID #17)	4	0	-	3	-	1	-
Fairview (MD #136 & ID #21)	9	1	-	0	-	8	-
Valleyview (ID #16)	5	0	-	1	-	4	-
High Prairie (ID #17)	4	0	-	1	-	3	-
Wanham (ID #19)	4	0	-	1	-	3	-
Manning (ID #22)	7	0	-	5	-	2	-
High Level (ID #23)	5	1	-	2	-	2	-

ESTION 9 (b):

w should the capital costs of drainage be handled?

oup or Committee	Total Number Of Replies	RESPONSE							
		COSTS ADDED TO PRICE OF LAND		COSTS PAID BY GOVERNMENT		COSTS SHARED		PROPORTI	
		No.	%	No.	%	No.	%	%	$
TAL GROUP	40	8	20	10	25	22	55	10-50% (38.5%)	$1
NON CIVIL SERVANTS	25	5	20	7	28	13	52		
CIVIL SERVANTS	15	3	20	3	20	9	60	-	-
MMITTEES									
Grande Prairie (CTY #1)	2	0	-	0	-	2	-	-	-
Smoky River (MD #130)	6	3	-	1	-	2	-	-	-
Spirit River (MD #133 & ID #20)	2	1	-	1	-	0	-	-	-
Peace River (MD #135 & ID #17)	5	0	-	1	-	4	-	-	-
Fairview (MD #136 & ID #21)	7	0	-	3	-	4	-	-	-
Valleyview (ID #16)	3	0	-	0	-	3	-	-	-
High Prairie (ID #17)	3	0	-	1	-	2	-	-	-
Wanham (ID #19)	2	2	-	0	-	0	-	-	-
Manning (ID #22)	7	2	-	1	-	4	-	-	-
High Level (ID #23)	3	0	-	2	-	1	-	-	-

COMMENTS:

A. Total system should be developed initially

1. Better facilitate construction of the system if done initially.
2. Much land is not producing properly now because of lack of drainage.

B. Basic lines only or No drainage

1. Other lines only as needed after development - drainage patterns change after land is developed.
2. Minimize costs as drainage needs are reduced as land is developed and roads constructed.
3. Land for basic drainage lines should be reserved under an agreement - developed when required.
4. Land should not be opened if cannot be made arable by road construction and clearing and breaking.
5. Road construction will reduce the amount of drainage construction necessary.

C. No comment (11)

OBSERVATIONS AND REMARKS:

Fifty-eight (58%) percent of the respondents indicated that no drainage should be constructed prior to making the lands available. A considerably higher percentage (67%) of the non civil servants favored this approach for the reasons outlined. Thirty-six percent indicated the desirability of constructing the basic lines only prior to opening the land for settlement; only six percent indicated that a total system should be constructed beforehand.

After some discussion and clarification of current Department of Environment policy with respect to drainage construction and financial assistance to individuals and municipalities, a recommendation was formulated which would allow settlers on Crown lands to avail themselves of individual and government assistance consistent with current policy (See Appendix C).

RECOMMENDATION #9:

Where lands can feasibly be drained, the land necessary for the primary drainage channels should be retained by the Crown and not included in the dispositions. Applicants should be made aware of current technical and cost-sharing assistance available as specified in Department of Environment position paper No. 5.

ACTION REQUIRED:

Recommendation to be noted by Lands Division and the Department of Environment. Appropriate action should be taken by Lands Division prior to the disposition of lands which will require drainage.

)ESTION 10:

) what extent should a road system be developed prior to opening the lands for ettlement?

roup or Committee	Total Number Of Replies	RESPONSE					
		TOTAL ROAD GRID		SERVICE RDS ONLY		NO ROADS	
		No.	%	No.	%	No.	%
)TAL GROUP	51	9	18	32	63	10	19
NON CIVIL SERVANTS	34	6	18	20	59	8	23
CIVIL SERVANTS	17	3	18	12	70	2	12
)MMITTEES							
Grande Prairie (CTY #1)	3	1	-	2	-	0	-
Smoky River (MD #130)	7	1	-	2	-	4	-
Spirit River (MD #133 & ID #20)	2	2	-	0	-	0	-
Peace River (MD #135 & ID #17)	5		-	4	-	0	-
Fairview (MD #136 & ID #21)	9	0	-	9	-	0	-
Valleyview (ID #16)	5	0	-	4	-	1	-
High Prairie (ID #17)	4	1	-	1	-	2	-
Wanham (ID #19)	4	2	-	1	-	1	-
Manning (ID #22)	7	1	-	5	-	1	-
High Level (ID #23)	5	0	-	4	-	1	-

COMMENTS:

A. Total road grid

1. Roads are necessary to provide access for development.

B. Only main service (collector) roads

1. Other roads should be constructed only as needed after land settlement pattern is established.
2. Minimize costs.

C. No roads required initially

1. Roads constructed only after sufficient development has occurred.
2. Create too long delays to await road construction.
3. Minimize costs - - frequently roads are unused.

D. No comment (13)

OBSERVATIONS AND REMARKS:

A majority of the respondents (63%) indicated that the main sevice roads (collector roads) should be constructed before making the lands available for disposition. The balance of the respondents were nearly equally split between those who thought no roads were necessary and those who felt that it was necessary to construct a total road grid before making the lands available for settlement.

The recommendation formulated, however, would not be possible to implement satisfactorily unless special budgeting prodedure are instituted. Consequently, the 'general recommendation' outlined on page 47, is an essential feature of successfully implementing recommendation #10.

RECOMMENDATION #10:

Collector roads should be constructed prior to disposition of land in new areas. Other local roads should be constructed only as required by settlement.

ACTION REQUIRED:

Recommendation to be noted by the Department of Highways and by Lands Division. The special budgeting provision suggested in the 'general recommendation' should be adopted in order to ensure the necessary funding for collector road construction as required on an annual basis.

QUESTION 11:

Do you feel that it would be desirable that before establishing a building site, a settler be required to obtain approval from a local authority in order to minimize such costs as school busing and power and telephone instalation?

Group or Committee	Total Number Of Replies	RESPONSE 'YES' No.	'YES' %	'NO' No.	'NO' %
TOTAL GROUP	50	31	62	19	38
- NON CIVIL SERVANTS	34	21	62	13	38
- CIVIL SERVANTS	16	10	62	6	38
COMMITTEES					
1. Grande Prairie (CTY #1)	3	3	-	0	-
2. Smoky River (MD #130)	7	3	-	4	-
3. Spirit River (MD #133 & ID #20)	2	2	-	0	-
4. Peace River (MD #135 & ID #17)	5	4	-	1	-
5. Fairview (MD #136 & ID #21)	9	8	-	1	-
6. Valleyview (ID #16)	5	4	-	1	-
7. High Prairie (ID #17)	4	3	-	1	-
8. Wanham (ID #19)	4	3	-	1	-
9. Manning (ID #22)	7	1	-	6	-
10. High Level (ID #23)	4	0	-	4	-

COMMENTS:

A. Total system should be developed initially

1. Better facilitate construction of the system if done initially.
2. Much land is not producing properly now because of lack of drainage.

B. Basic lines only or No drainage

1. Other lines only as needed after development - drainage patterns change after land is developed.
2. Minimize costs as drainage needs are reduced as land is developed and roads constructed.
3. Land for basic drainage lines should be reserved under an agreement - developed when required.
4. Land should not be opened if cannot be made arable by road construction and clearing and breaking.
5. Road construction will reduce the amount of drainage construction necessary.

C. No comment (11)

OBSERVATIONS AND REMARKS:

Fifty-eight (58%) percent of the respondents indicated that no drainage should be constructed prior to making the lands available. A considerably higher percentage (67%) of the non civil servants favored this approach for the reasons outlined. Thirty-six percent indicated the desirability of constructing the basic lines only prior to opening the land for settlement; only six percent indicated that a total system should be constructed beforehand.

After some discussion and clarification of current Department of Environment policy with respect to drainage construction and financial assistance to individuals and municipalities, a recommendation was formulated which would allow settlers on Crown lands to avail themselves of individual and government assistance consistent with current policy (See Appendix C).

RECOMMENDATION #9:

Where lands can feasibly be drained, the land necessary for the primary drainage channels should be retained by the Crown and not included in the dispositions. Applicants should be made aware of current technical and cost-sharing assistance available as specified in Department of Environment position paper No. 5.

ACTION REQUIRED:

Recommendation to be noted by Lands Division and the Department of Environment. Appropriate action should be taken by Lands Division prior to the disposition of lands which will require drainage.

QUESTION 10:

To what extent should a road system be developed prior to opening the lands for settlement?

Group or Committee	Total Number Of Replies	RESPONSE					
		TOTAL ROAD GRID		SERVICE RDS ONLY		NO ROADS	
		No.	%	No.	%	No.	%
TOTAL GROUP	51	9	18	32	63	10	19
- NON CIVIL SERVANTS	34	6	18	20	59	8	23
- CIVIL SERVANTS	17	3	18	12	70	2	12
COMMITTEES							
1. Grande Prairie (CTY #1)	3	1	-	2	-	0	-
2. Smoky River (MD #130)	7	1	-	2	-	4	-
3. Spirit River (MD #133 & ID #20)	2	2	-	0	-	0	-
4. Peace River (MD #135 & ID #17)	5	-	-	4	-	0	-
5. Fairview (MD #136 & ID #21)	9	0	-	9	-	0	-
6. Valleyview (ID #16)	5	0	-	4	-	1	-
7. High Prairie (ID #17)	4	1	-	1	-	2	-
8. Wanham (ID #19)	4	2	-	1	-	1	-
9. Manning (ID #22)	7	1	-	5	-	1	-
10. High Level (ID #23)	5	0	-	4	-	1	-

COMMENTS:

A. Total road grid

1. Roads are necessary to provide access for development.

B. Only main service (collector) roads

1. Other roads should be constructed only as needed after land settlement pattern is established.
2. Minimize costs.

C. No roads required initially

1. Roads constructed only after sufficient development has occurred.
2. Create too long delays to await road construction.
3. Minimize costs - - frequently roads are unused.

D. No comment (13)

OBSERVATIONS AND REMARKS:

A majority of the respondents (63%) indicated that the main sevice roads (collector roads) should be constructed before making the lands available for disposition. The balance of the respondents were nearly equally split between those who thought no roads were necessary and those who felt that it was necessary to construct a total road grid before making the lands available for settlement.

The recommendation formulated, however, would not be possible to implement satisfactorily unless special budgeting prodedure are instituted. Consequently, the 'general recommendation' outlined on page 47, is an essential feature of successfully implementing recommendation #10.

RECOMMENDATION #10:

Collector roads should be constructed prior to disposition of land in new areas. Other local roads should be constructed only as required by settlement.

ACTION REQUIRED:

Recommendation to be noted by the Department of Highways and by Lands Division. The special budgeting provision suggested in the 'general recommendation' should be adopted in order to ensure the necessary funding for collector road construction as required on an annual basis.

QUESTION 11:

Do you feel that it would be desirable that before establishing a building site, a settler be required to obtain approval from a local authority in order to minimize such costs as school busing and power and telephone instalation?

Group or Committee	Total Number Of Replies	RESPONSE 'YES' No.	'YES' %	'NO' No.	'NO' %
TOTAL GROUP	50	31	62	19	38
- NON CIVIL SERVANTS	34	21	62	13	38
- CIVIL SERVANTS	16	10	62	6	38
COMMITTEES					
1. Grande Prairie (CTY #1)	3	3	-	0	-
2. Smoky River (MD #130)	7	3	-	4	-
3. Spirit River (MD #133 & ID #20)	2	2	-	0	-
4. Peace River (MD #135 & ID #17)	5	4	-	1	-
5. Fairview (MD #136 & ID #21)	9	8	-	1	-
6. Valleyview (ID #16)	5	4	-	1	-
7. High Prairie (ID #17)	4	3	-	1	-
8. Wanham (ID #19)	4	3	-	1	-
9. Manning (ID #22)	7	1	-	6	-
10. High Level (ID #23)	4	0	-	4	-

COMMENTS:

A. Approval should be required

1. Minimize costly servicing costs.
2. Local authority should however not have mandatory power.

B. Approval by local authority should not be required

1. Most settlers will give this their full consideration on their own.
2. Site must be chosen to meet individual needs, water supply.
3. Settler should be made responsible for servicing from the nearest road allowance.

C. No comment (16).

OBSERVATIONS AND REMARKS:

Sixty-two percent of the respondents indicated that it would be desirable for settlers to obtain approval for a building site although many indicated that although this would be desirable the local authority should not have mandatory powers. Identicle responses were obtained from both the civil servant and non-civil servant group.

As this question falls within a municipal government area of jurisdiction, the committee did not formulate a definitive recommendation to be pursued by the provincial government although the committee concurred, inlarge, with the sentiment expressed. Action in this respect must be initiated by municipal governments.

QUESTION 12:

Is there a need for a credit source for land development purposes apart from what is currently available through A.D.C. or other lending institutions?

Group or Committee	Total Number Of Replies	RESPONSE			
		More Credit		Sufficient Credit	
		No.	%	No.	%
TOTAL GROUP	51	11	22	40	78
- NON CIVIL SERVANTS	34	9	26	25	74
- CIVIL SERVANTS	17	2	12	15	88
COMMITTEES					
1. Grande Prairie (CTY #1)	3	0	-	3	-
2. Smoky River (MD #130)	7	0	-	7	-
3. Spirit River (MD #133 & ID #20)	2	2	-	0	-
4. Peace River (MD #135 & ID #17)	5	0	-	5	-
5. Fairview (MD #136 & ID #21)	9	3	-	6	-
6. Valleyview (ID #16)	5	3	-	2	-
7. High Prairie (ID #17)	4	2	-	2	-
8. Wanham (ID #19)	4	0	-	4	-
9. Manning (ID #22)	7	0	-	7	-
10. High Level (ID #23)	5	1	-	4	-

COMMENTS:

A. More credit required

1. Required for young people without security.
2. Some do not qualify through A.D.C. becuase are not full time farmers.
3. Lower interest or interest free loans needed.
4. Difficult to get funds for land clearing and breaking.

B. Sufficient credit now available

1. Too much credit is not helpful.
2. ADC land clearing loans should have repayment delayed for 3 years.

C. No comment (25).

OBSERVATIONS AND REMARKS:

Seventy-eight percent of the total group indicated that there is now sufficient credit available for land development purposes through the A.D.C. or other lending institutions although there was some sentiment that a wider credit program would be desirable for young people who have little equity. Since completion of most of the questionnaires, the A.D.C. in January of 1974 announced the Beginning Farmers' program designed specifically to meet the credit needs of young farmers who may not have accumulated a significant equity in a farm operation. In addition, a Production Development program was announced designed to assist in the development of farm assets. Land clearing and breaking is one project which falls within the terms of reference of the Production Development loan program. (Appendix C)

RECOMMENDATION # 11:

No further credit programs for land development purposes apart from what is available currently is necessary.

ESTION 13:

you feel there is now some urgency in making more public lands available for ttlement in your area?

oup or Committee	Total Number Of Replies	RESPONSE					
		CONSIDERABLE NEED		NEED BUT NO URGENCY		NO NEED	
		No.	%	No.	%	No.	%
TAL GROUP	49	3	6	25	51	21	43
NON CIVIL SERVANTS	32	3	9	16	50	13	41
CIVIL SERVANTS	17	-	-	9	53	8	47
MMITTEES							
Grande Prairie (CTY #1)	3	0	-	2	-	1	-
Smoky River (MD #130)	7	0	-	3	-	4	-
Spirit River (MD #133 & ID #20)	2	0	-	0	-	2	-
Peace River (MD #135 & ID #17)	5	0	-	1	-	4	-
Fairview (MD #136 & ID #21)	8	1	-	5	-	2	-
Valleyview (ID #16)	4	1	-	2	-	1	-
High Prairie (ID #17)	4	0	-	3	-	1	-
Wanham (ID #19)	4	0	-	0	-	4	-
Manning (ID #22)	7	0	-	5	-	2	-
High Level (ID #23)	5	1	-	4	-	0	-

COMMENTS:

A. Considerable need for more land

1. Need in local area - some young people leaving.

B. No urgent need but require more in future

1. Some lands available but better lands disposed.
2. Some need for farm expansion purposes.
3. Further development of grazing reserve is desirable.

C. No need for more public land

1. Further development and better use should be made of privately owned lands.
2. Still is quite alot of land available - access sometimes a problem.
3. A lot of land has been partially developed but remains unused.

D. No comment (20).

OBSERVATIONS AND REMARKS:

Approximately one-half (51%) of the total group felt that there was a need for more public lands to be made available for settlement in their area but there was no great urgency. A significant proportion, forty-three percent of the total group, felt that there was no need for more land at all. Only six percent of the total group indicated that there was an urgent need for more lands.

After consideration of the responses received and consideration of projected food production requirements, the committee formulated a recommendation which adopts a somewhat wider viewpoint with respect to agricultural land needs. This recommendation would see a more continuous and 'stream-lined' approach to making lands available for agricultural use.

RECOMMENDATION # 12:

Planning and land appraisal should be carried out on a continuous basis to determine suitability of available lands for settlement and provide for their eventual disposition as needs become apparent.

ACTION REQUIRED:

An expanded program of land appraisal needs to be undertaken by the Land Appraisal and Planning Branch of Lands Division. Additional staff will be necessary to accomplish this objective. This program has been drafted for consideration as part of the proposed new D.R.E.E. agreement.

QUESTION 14:

(a) Do you feel there are sufficient lands currently available within the Yellow zone of the province for agricultural expansion purposes or should the government consider expanding agricultural development to fringe areas currently situated in the Green zone outside of permanent forest management agreement areas?

(b) Are you aware of any Crown lands currently in the Green zone and outside of permanent forest management agreement areas which might be suitable for agricultural development?

Group or Committee	Total Number	RESPONSE					
		YES		NO		NO COMMENT	
	Of Replies	No.	%	No.	%	No.	%
PART A:							
TOTAL GROUP	38	21	55	6	16	11	29
- NON CIVIL SERVANTS	26	14	54	3	12	9	34
- CIVIL SERVANTS	12	7	58	3	25	2	17
PART B:							
TOTAL GROUP	43	11	26	21	48	11	26
- NON CIVIL SERVANTS	28	6	21	14	50	8	29
- CIVIL SERVANTS	15	5	33	7	47	3	20

OBSERVATIONS AND REMARKS:

The consensus of responses obtained to question 14 indicates that most respondents felt that there are sufficient lands available within the Yellow zone of the province for agricultural expansion purposes and the majority were unaware of suitable agricultural lands within the Green zone. A number of respondents, however, listed lands which they felt might be suitable for agricultural use These lands are listed on page 45 .

The committee, again, adopting a somewhat wider point of view formulated the following recommendation.

RECOMMENDATION #13:

Although no urgency is indicated, lands located in fringe areas of the Green zone and listed as suitable for agricultural development, should be studied in conjunction with other known lands in the Yellow zone to determine if further consideration need be given through a field appraisal.

ACTION REQUIRED:

After a preliminary study of lands listed on page 45 , as well as other possible fringe areas, a detailed program of field inspection should be undertaken if warranted as suggested in the previous recommendation.

LANDS LISTED AS SUITABLE FOR AGRICULTURAL USE

Land east of Manning and North Star on east side of Peace River - from P. R. town north (Green zone)

Parts 8 & 9 - 85 - 9 - W6 (Yellow zone)

Sects 7 to 14 - 85 - 10 - W6 (Green zone)

Sect. 1, 2, Pt. 3, 10, 11 - 85 - 11 - W6 (Green zone)

Sect. 10 - 84 - 11 - W6 (Green zone)

E½ 22, Sect. 23, 24 - 83-11 - W6 (Yellow and Green zone)

N½ 32, NW33 - 83 - 10 - W6 (Yellow zone)

Sec. 29 - 32 - 85 - 10 - W6 (Green zone)

Sec. 4 to 9, 16 to 18 - 86 - 10 - W6 (Green zone)

Sec. 8, 17, 21, 25, 28, 35, 36 - 85 - 11 - W6 (Green zone)

Sec. 1 to 18, 22, 23 - 86 - 11 - W6 (Green zone)

Sect. 1, 2, 3 - 85 - 11 - W6 (Green zone)

Sect. 7, 8, 9 - 85 - 10 - W6 (Green zone)

Twps 87 to 94, Rge 18, 19, 20 - W5 (Green zone east of the Peace River, Yellow zone west of Peace River)

Twp 88 - 25 - W5 (West half of twp. Green zone, east half in Yellow zone)

'O' Zone blocks in 94, 95, 96 - 22, 23, 24 - W5 (Green zone)

Twps 105, 106, 107, 108 - Rge 10, 11 - W5 (Green zone)

West of High Level in Twps 109 and 110 - W5 (Green zone)

W½ - 18 - 71 - 25 - 5 (Yellow zone)

Twp 68 - 26 - 5) For grazing purposes. (Green zone)

69 - 1 - 6)

Twps 67, 68 - 20 - 5, Some areas South of Sturgeon Lake. (Green zone)

Part Twp 72, Twp 73 - Rge 9 to 15 (Largely Green zone)

Twps 87, 88, 89, - Rge 19 - W5 (Green zone)

90 - 20 - W5 (Green zone)

QUESTION 15: GENERAL COMMENTS

1. More care should be taken in assessing applicants; F.C.C. is now buying back previous Crown lands.

2. Encourage or develop land for beef production.

3. Should require approval of assignment of grazing leases and homestead sales.

4. Stricter enforcement of land improvement regulations.

5. Crown should not charge interest on land sold.

6. The Farm and Rural Development Sale should define eligibility requirements more strictly and establish an upper size limitation on amount of land.

7. Better predator control required.

8. Not sufficient supervision and inspection by Lands Branch.

9. Should compensate people for non arable lands used for conservation purposes.

10. Fringe areas should be developed for community pastures.

11. More lands should be made available for lumber and fence post production.

12. Growing demand for community pastures, wildlife reserves and recreation uses.

GENERAL RECOMMENDATION:

In view of the need to provide funds on a continuous basis to facilitate the opening of new areas for agricultural settlement on a co-ordinated basis, it is recommended that necessary action be taken by appropriate provincial government departments to budget on a continuous basis for the construction of such items as collector roads. It is felt that Ministerial direction is necessary in order to implement this recommendation.

III. SURVEY RESPONSE OF FRINGE AREAS OUTSIDE OF THE PEACE RIVER REGION

A one-page questionnaire (Appendix A) was distributed to the non-civil servant members of the agricultural development committees in fringe agricultural areas outside of the Peace River region in order to obtain some indication of agricultural land needs in these areas. The responses received are summarized on pages 48 to 50.

QUESTION 1:

Are you aware of any Crown lands currently in the Green (or White) zone outisde of permanent forest management agreement areas which might be suitable for agricultural development in your area?

Committee or Location	Number of Replies	COMMENTS
TOTAL	21	No comment (5) Not aware of any lands suitable for agricultural development (4) Lands listed as suitable for development
Edson (ID #14)	1	-
Wetaskiwin (CTY #10)	3	-
Rocky Mountain House (ID #10)	2	-
Parkland (CTY #31)	2	Land west of Drayton Valley
Athabasca (CTY #12)	2	N½ - 11 - 66 - 24 - W4 SW - 16 - 66 - 24 - W4
Bonnyville (MD #87)	2	Twp 65, 66 - W4 South of Wolf Lake
I.D. # 18	3	Twp 65, Pt. 66 - Rge 6, 7, 8 - W4 (Community Pasture) Area north of Tucker, & Moore Lake
Westlock (MD #92)	2	Some arable lands within Twps 66, 67 & 68 - 1 - W5 on both sides of Highway 44
For Assiniboine (ID #15)	4	N½-5, E½-7 - 64 - 4 - W5 SW-12, NW-1, S½-1 - 64 - 5 - W5 SW-31 - 60 - 9 - W5 S½ - 6, N½ - 1 - 61 - 9 - W5 N½-29, SE 31 - 60 - 10 - W5 NW 30, SW 31 - 62 - 6 - W5 NE 15 - 62 - 8 - W5 Some arable lands within 64 - 4 - 5, 65 - 4 - 5, 62 - 8 - 5, 62 - 9 - 5, 61 - 9 -5

STION 2:

you feel that there are such lands in your area, do you feel that there is a
d to make them available for agricultural use?

mittee or Location	Number of Replies	COMMENTS		
		CONSIDERABLE NEED	MORE MADE AVAIL IN NEXT FEW YRS	NO URGENCY FOR MORE LANDS
TAL	18	7	8	3
son	1	-	1	-
taskiwin	3	-	1	2
rkland	1	-	1	-
cky Mountain House	2	-	2	-
habasca	2	1	1	-
nnyville	2	2	-	-
#18	2	1	1	-
rt Assiniboine	4	3	-	1
stlock	1	-	1	-

MMENTS:

Need for more grazing lands (5).
May require more land in future.
Potential for more intensive use of present land.
Land required for expansion of existing units.
Green zone lands should only be made available to adjacent farmers if their lands are fully utilized.

QUESTION 3:

Do you have nay concerns with current public lands disposition policy which you feel should be given attention?

COMMENTS:

1. More lands should have been reserved for municipal use.
2. Suitable lands should be made available for agricultural use.
3. Marginal lands are becoming more feasible for use.
4. Need for land for grazing (MD #87, ID #18, MD #92).
5. More flexibility in policy is necessary - Department seems reluctant to release lands for disposition leading to title in area (ID #15).
6. Department of Lands and Forests attitude has been arrogant and inflexible with respect to farmer's requests (ID #15).
7. More land should be retained in native cover; incentives may be necessary. Planning assistance with respect to land development, range management programs would be helpful. (MD #87)

OBSERVANTIONS AND REMARKS:

The responses received suggest that there is need for more agricultural lands particularly in the northern fringe areas for purposes of farm expansion (ID #15, ID #18, CTY #12, MD #87). The indicated need for more grazing lands seems particularly urgent from the responses received from the agricultural development committee members in MD #87, ID #18 and CTY #12. The lands listed in response to question #1 (most of which are located within the Green zone), should be given further consideration to determine their potential for either arable or grazing land development and to determine whether modifications to the Green zone boundary are warranted.

APPENDIX A

Sample Questionnaires

CONFIDENTIAL

QUESTIONNAIRE

AGRICULTURAL LANDS SETTLEMENT POLICY REVIEW

NAME OF COMMITTEE _____

RESPONDENT'S NAME _____

ADDRESS _____

AGRICULTURAL LANDS SETTLEMENT POLICY

1. Currently, public lands are posted for disposition leading to title in quarter section units. Do you feel any changes would be desirable?

   ☐ No changes are necessary.

   ☐ Posting land in 'blocks' would be desirable under certain circumstances.

   ☐ A combination of quarter section and 'block' units should be utilized for newly opened areas.

Comments: _____

_____

_____

2. How many quarter sections do you feel are necessary assuming a typical mix of arable and non-arable land under normal management in your area to constitute an economic farm unit?

_____

_____

3. Do you feel that the prices being charged for bush covered crown lands for dispositions leading to title are fair and equitable?

   ☐ Yes ☐ No

Comments: _____

_____

_____

4. Should there be priorities established as to whom the lands should be made available?

   ☐ Yes ☐ No

   If 'Yes', to whom? (Please rank in order of preference by a '1', '2', '3' etc; Mark with an 'X' anyone whom you feel should not be eligible to obtain public lands).

   ☐ To established local farmers for expansion purposes

   ☐ To sons of local farmers who intend to establish new farm units

   ☐ To other non-local (but Canadian) farmers or sons of farmers who intend to come into the area to establish farms

   ☐ To other Albertans who might wish to establish a farm

   ☐ To other Canadians who might wish to establish a farm

Comments: _____

_____

_____

5. (a) Do you feel that it would be desirable for the government to attempt to ensure that certain parts of a quarter section are kept in native cover on a pre-planned basis for conservation and habitat purposes?

☐ Yes

☐ No, this should be left to the discretion of the individual.

(b) If 'Yes' can you suggest any way in which this can be accomplished?

_____

_____

_____

Comments: _____

_____

_____

6. Do you feel there is a need for the current Homestead Sale policy apart from dispositions currently provided through the Farm and Rural Development Sale regulations? (See attached policy summarization)

☐ Yes

☐ No

☐ Undecided

Comments: _____

_____

_____

7. (a) Homestead Sale policy requires the applicant to complete residence requirements on or near the lands in question before being eligible to obtain title. Do you feel that a change in these requirements would be desirable?

☐ No change is necessary

☐ Would like to see a change but some form of residence requirements should be required

☐ Residence requirements should be eliminated

Comments: _____

_____

_____

(b) If you feel residence requirements should be eliminated, could you suggest some way to ensure that the applicant is serious in his intention of complying with the objective of becoming a farmer?

Comments: _____

_____

_____

8. (a) Do you feel that government should develop (clear and break) new blocks of land initially opened for settlement prior to being made available for disposition?

☐ Yes, the total unit

☐ No, not at all

☐ Perhaps a certain portion of the unit should be developed

(b) If you feel that the lands should be totally or partially developed prior to disposition, to what extent do you feel that these costs should be added to the sale price of the unit?

☐ Total costs of clearing and breaking should be added to the bare land value

☐ Only a part of the costs should be added to the sale value. What percentage of the clearing and breaking costs would you suggest?
_____ % of clearing cost; Max. $ _____ per acre.
_____ % of breaking cost; Max. $ _____ per acre.

Comments: _____

_____

_____

9. (a) If lands require drainage, how should this problem be handled?

☐ A total drainage system should be developed before making the lands available

☐ Only the very basic drainage lines should be constructed prior to opening with the other secondary lines put in at a later date

☐ No drainage should be put in before the lands are opened other than that provided by the construction of roads

Comments: _____

_____

_____

(b) How should the capital costs of drainage be handled?

☐ Drainage costs for the area should be added to the sale price of the land

☐ Drainage costs should be borne entirely by the government

☐ Drainage costs should be shared by the applicant and by government

What proportion of costs would you suggest be borne by the applicant?
_____ Percent: Maximum $ _____ per acre.

10. To what extent should a road system be developed prior to opening the lands for settlement?

☐ A road grid providing access to all units opened should be developed before opening the lands

☐ Only the main service roads should be constructed prior to opening the lands

☐ No roads need be constructed before dispositions of land are made

11. Do you feel that it would be desirable that before establishing a building site, a settler be required to obtain approval from a local authority in order to minimize such costs as school busing and power and telephone instalation?

☐ Yes ☐ No

Comments: _____

_____

_____

12. Is there a need for a credit source for land development purposes apart from what is currently available through A.D.C. or other lending institutions?

☐ Yes ☐ No

Comments: _____

_____

_____

13. (a) Do you feel there is now some urgency in making more public lands available for settlement in your area?

☐ Yes, there is considerable need for more land

☐ There is no immediate urgency, but would like to see more land made available in the next few years

☐ No urgency for more lands

(b) If 'Yes', can you indicate a reason for the urgency _____

_____

Comments: _____

_____

_____

14. (a) Do you feel there are sufficient lands currently available within the Yellow zone of the province for agricultural expansion purposes or should the government consider expanding agricultural development to fringe areas currently situated in the Green zone outside of permanent forest management agreement areas?

Comments: _____

_____

_____

(b) Are you aware of any Crown lands currently in the Green zone and outside of permanent forest management agreement areas which might be suitable for agricultural development? (Give location of such lands and comments as to suitability).

_____

_____

15. Please Use this space to outline any other matters which you would like to bring to the attention of the Department of Lands and Forests with respect to agricultural land settlement or development policy.

CONFIDENTIAL

RESPONDENT'S NAME _____

ADDRESS _____

COMMITTEE _____

AN ASSESSMENT OF AGRICULTURAL LAND REQUIREMENTS

1. Are you aware of any Crown lands currently in the Green (or White) zone outside of permanent forest management agreement areas which might be suitable for agricultural development in your area?
(Give location of such lands and comments as to suitability).

_____

_____

_____

_____

2. (a) If you feel that there are such lands in your area, do you feel that there is a need to make them available for agricultural use?

☐ Yes, there is considerable need for more agricultural land in the area

☐ There is no immediate urgency but would like to see more lands made available in the next few years.

☐ There is no urgency for more lands.

(b) If 'Yes', can you indicate a reason for the urgency _____

_____

_____

Comments: _____

_____

_____

3. Do you have any concerns with current public lands disposition policy which you feel should be given attention? (Please provide comments).

☐ Yes

☐ No

☐ I am not sufficiently familiar with current policies to make any suggestions.

Comments: _____

_____

_____

_____

_____

_____

APPENDIX B

Terms of Reference

Ontario

LANDS AND FORESTS

FROM C.E. Paquin, P.Ag.,
Director of Lands.

OUR FILE REFERENCE

YOUR FILE REFERENCE

TO R.J. Miller,
Resource Economist.

DATE September 10, 1973.

TELEPHONE 229-3378

SUBJECT Terms of Reference for the Committee Dealing with the Review of Surveyed Lands not yet Available for Agricultural Settlement.

The following is an outline of proposed terms of reference for the committee dealing with this question:

(1) Determine the location, characteristics and extent of surveyed public lands suitable for settlement, which has not been made available for application.

(2) Determine the extent to which services (roads, schools, rural electrification) are currently available and make recommendations with respect to the extent to which such services should be provided prior to opening the lands for settlement.

(3) Determine the extent to which it would be desirable to develop the lands in question and provide drainage if required prior to opening the lands for settlement.

(4) Make recommendations with respect to the most desirable methods of disposing of such lands including possibility of posting by units, size of such units, first priority to local residents versus posting without any priorities.

(5) There should be recommendations on the appropriate dates and the order in which such lands should be made available for application.

(6) Should all, part or none of the service costs be charged against sale price of the land.

The final report should contain maps showing surveyed land not yet made available, location of roads, schools and rural electrification productivity and capability ratings where available, sketches showing units for posting where this is a recommendation of the committee.

In addition to these specific areas, I shall be receptive to any other areas of concern which the committee feels is of importance to the question at hand.

C.E. Paquin, P.Ag.,
Director of Lands.

LANDS AND FORESTS

FROM C. E. Paquin, P. Ag.
Director of Lands

OUR FILE REFERENCE

YOUR FILE REFERENCE

TO R. J. Miller
Resource Economist
Lands Division

DATE August 23, 1973

TELEPHONE

SUBJECT Residence requirements under current Homestead Sale Disposition regulations

In conjunction with the proposed review of lands for agricultural settlement, I would request that you review the current homestead residence requirements. An outline of the pros and cons of the current policy in this respect and policy alternatives would be desirable. If changes in residence requirements are recommended, please review and outline all legislative amendments which would be required to accomodate the change.

C. E. Paquin

CEP:vo

APPENDIX C

Alberta Department of Environment Position Paper No. 5

Agricultural Development Corporation Beginning Farmers and Production Development Programs

Memo re: Non-Grid Survey System for Homestead Lands

POSITION PAPER
No. 5
FINANCIAL ASSISTANCE
FOR
WATER MANAGEMENT

POSITION PAPER ON FINANCIAL ASSISTANCE FOR COST-SHARING ON WATER MANAGEMENT PROJECTS

Several characteristics of the water resource, its mobility, its uneven distribution, and its critical nature for maintenance of life have resulted in water being retained as a public resource. This public ownership of water has in turn resulted in public involvement, through government, in the management of this resource. One management procedure which has been widely adopted is cost-sharing between government and local groups in water management projects which result in benefit to the general public.

Alberta has had no consistent program for cost-sharing on water resource projects. Some types of projects have been eligible for government assistance through cost-sharing under arrangements which varied from time to time. Other types of projects have not been eligible for any cost-sharing. In some instances, special cost-sharing arrangements have been negotiated on individual projects.

The Government of the Province of Alberta has recognized the need for an equitable, practical, and easily applied policy on financial assistance for cost-sharing of water resource projects. Accordingly, this problem has been reviewed and the results of this review are contained in the attached report entitled "Cost-Sharing on Water Management Projects".

The Government of the Province of Alberta is prepared to cost-share with local authorities on all water management projects from which direct public benefits accrue. "Local authority" means a city, town, new town, village, municipal district, county, or the Minister of Municipal Affairs in the case of an improvement district or special area, or the Board of Directors of an irrigation district, or the Board of Trustees of a drainage district. The degree of government participation in any cost-sharing arrangement is related to the level of public benefit derived. In keeping with the objective of formulating an equitable, practical, and easily applied policy, specified percentage contributions have been developed for each type of water resource project.

Costs which are shareable are engineering costs related to project design and capital costs associated with construction. Acquisition of land and operation and maintenance costs will be the responsibility of the local authority except as otherwise established by specific agreement.

In summary, the provincial government capital cost contribution for each type of water resource project is as follows:

	Provincial Government	Local Authority
A. Sources of Water Supply to Municipalities		
(i) Preliminary Engineering Analysis	100%	0%
(ii) Detailed Engineering Analysis	up to 100% (subject to individual negotiation)	remainder

	Provincial Government	Local Authority
(iii) Land Aquisition Costs	0%	100%
(iv) Project Capital Costs	up to 100% (subject to individual negotiation)	remainder
B. Flood Control and Flow Regulation		
1. Minor Flood Control Works		
(i) Preliminary Engineering Analysis	100%	0%
(ii) Detailed Engineering Analysis	50%	50%
(iii) Land Acquisition Costs	0%	100%
(iv) Project Capital Costs	50%	50%
**2. Major Flood Control Works, Where a Project is Determined to be of Significant Benefit Within a Major River Basin	100% (all project costs)	0%
C. River Training		
1. Minor River Training Works		
(i) Preliminary Engineering Analysis	100%	0%
(ii) Detailed Engineering Analysis	50%	50%
(iii) Land Acquisition Costs	0%	100%
(iv) Project Capital Costs	50%	50%
**2. Major River Training Works, Where a Project is Determined to be of Significant Benefit Within a Major River Basin	100% (all project costs)	0%
D. Water-Based Recreation		
(i) 0% Public Land	0%	100%
(ii) Less than 25% Public Land plus Public Access	up to 75%	remainder
**(iii) 25% or more Public Land plus Public Access	100%	0%
E. Fish and Waterfowl Habitat Enhancement		
(i) Privately Developed	0%	100%
(ii) Developed by a Local Authority Plus Public Access	25%	75%
**(iii) Developed by the Provincial Government	100%	0%

	Provincial Government	Local Authority
**F. Major Onstream Works for River Basin Management (River Stabilization, Irrigation, Water Storage, Water Diversion, Multi-purpose).	100%	0%
G. Municipal Sewage Works	Financial arrangements for municipal sewage treatment works are outlined in the "Position Paper on Financial Assistance for Pollution Control."	

** Denotes projects which are identified to be of major benefit to the province.

Cost-sharing arrangements are summarized in detail in Table No. I.

TABLE NO. I
SUMMARY OF COST-SHARING ARRANGEMENTS

Type of Project	Percentage Contribution by Type of Cost							
	Preliminary Engineering Analysis		Detailed Engineering Analysis		Land Aquisition Costs		Project Capital Costs	
	Provincial Government	Local Authority	Provincial Government	Local Authority	Provincial Government	Local Authority	Provincial Government	Local Authority
Source of Water Supply to a Municipality	100%	0%	up to 100% (1)	remainder	0%	100%	up to 100% (1)	remainder
Flood Control and Flow Regulations								
1. Minor Works	100%	0%	50%	50%	0%	100%	50%	50%
2. Major Works (2)	100%	--	100%	--	100%	--	100%	--
River Training								
1. Minor Works	100%	0%	50%	50%	0%	100%	50%	50%
2. Major Works (2)	100%	--	100%	--	100%	--	100%	--
Water-Based Recreation								
1. 0% Public Land	0%	100%	0%	100%	0%	100%	0%	100%
2. Less than 25% public land plus public access	100%	0%	up to 75%	remainder	0%	100%	up to 75%	remainder
3. 25% or more public land plus public access	100%	0%	100%	0%	100%	0%	100%	0%
Fish and Waterfowl Habitat Environment								
1. Privately developed	0%	100%	0%	100%	0%	100%	0%	100%
2. Developed by local authority	100%	0%	25%	75%	0%	100%	25%	75%
3. Developed by provincial government(3)	100%	0%	100%	0%	100%	0%	100%	0%
Major Onstream Works (4)	100%	--	100%	--	100%	--	100%	--

NOTES:

(1) Subject to individual negotiation.

(2) Where a project is determined to be of significant benefit within a major river basin, and also of a major benefit to the province.

(3) Denotes projects which are identified to be of major benefit to the province.

(4) A river basin management project which will be of major benefit to the province (river stabilization, irrigation, water storage, water diversion, multipurpose).

(5) Financial arrangements for municipal sewage treatment works are outlined in the "Position Paper on Financial Assistance for Pollution Control".

The acceptance of cost-sharing arrangements for water resource projects does not imply that all proposed projects will receive approval for cost-sharing. Before any project is considered for cost-sharing, the following conditions must be met:

1. The project must be initiated by a local authority.

2. There is a demonstrated need for the project.

3. The project is in the public interest.

4. Detailed project planning will be completed, and all aspects of water resource management will be given consideration.

5. The local authority initiating the project will accept responsibility for all operation and maintenance costs.

The condition which will take precedence over all others is the priority for water management established by the government.

Priority of projects will be established by the Government of the Province of Alberta based on the availability of funds to undertake water resources projects and on water management objectives set by the government.

This policy will be implemented under the jurisdiction of the Water Resources Act. The policy will be administered by the Water Resources Division, Alberta Department of the Environment.

OTHER SERVICES

In addition to financial assistance through cost-sharing arrangements, the Government of the Province of Alberta, through the Water Resources Division, Department of the Environment extends a number of technical services to the public which apply to problem solution, management, and administration of the water resource. The following paragraphs define these services and indicate those which are extended entirely at government cost and those for which some financial contribution is made by the applicant.

1. General Inspection Services

   Requests are received from individuals, local groups, local authorities, and private enterprise concerning any matter related to the water resource: its use, control, development, or administration. Response to these requests can include action extending from verbal or written advice to field inspections, surveys, and the preparation of reports containing technical information, suggestions, and recommendations.

   Since these services are extended province-wide, collectively, they represent benefit to all interests of the general public. Accordingly, such services are extended at public expense with the exception that costs are recovered where investigations for private enterprise entail singificant expenditures.

   Specifically, general inspection services are extended in the following areas, but are not necessarily confined to these:

   (i) flood control – river and stream flood channels; agricultural land; cities, towns and villages; private holdings; industrial developments.

(ii) erosion control — river or stream channel erosion; land surface erosion.

(iii) watershed management — proposals for subdivision of land adjacent to water bodies; general groundwater availability for proposed subdivisions; environmental impact arising from private and industrial developments.

(iv) groundwater contamination — investigation of existing or potential contamination problems.

(v) soil drainage — seepage and/or alkali conditions requiring the design of remedial measures for alleviation of salted and waterlogged land problems.

(vi) on farm water management — technical advice is provided on the most efficient and effective methods of utilization and conservation of water on farm lands.

2. Dissemination of Data

As part of an ongoing requirement for carrying out the responsibilities of the Water Resources Division, basic data are continuously being obtained and analyzed on all aspects of water. These data, available to the public upon request, include information on streamflow, flood frequencies and magnitudes, availability of groundwater, precipitation, lake levels, water quality, and storage potentials to name but a few.

The information is made available at public expense.

3. Flow Forecasting Service

The Water Resources Division maintains a flow forecasting service designed to inform the public of unusual occurrences on the province's rivers, streams, or lakes. Excessive rainfall or rapid snow melt may result in potentially dangerous high water conditions. Continuous monitoring of precipitation levels and stream discharge plus analysis of river or lake characteristics allows flow forecasts to be developed. Knowledge of probable flood levels allows private landowners, communities, and government agencies the opportunity to undertake appropriate action to reduce the damage occurring from high water conditions. This service, available province-wide, is provided at public expense.

4. Special Services

Certain special services are available to the public for which, because of their nature or costs, certain charges are levied. Special services include:

(i) Rural water development — in association with an ongoing inventory of groundwater availability, groundwater test holes can be drilled if requested. Test holes cannot be used as wells, but supply information on the quantity and quality of groundwater available. This service is available on request. However, the following fees are levied:

application fee (100 foot hole)	$ 50
101 — 300 foot hole @ $.50/ft	$100
301 — 500 foot hole @ $.25/ft	$ 50
compressor test and water sample	$ 25

(ii) Dugout testing — test drilling is completed to establish the water retention capacity of the soil. A fee of $15 is charged.

(iii) Land fill site investigations — the potential of land fill sites to contaminate groundwater supplies is investigated. A minimum fee of $50 is levied plus $.50 per foot in excess of 100 feet of drilling plus the cost of any materials installed for observation purposes.

(iv) Emergency water supplies – if the source of a municipal water supply unexpectedly fails, the Division provides pumping equipment on a short term basis to alleviate the water shortage. Charges are levied as follows:

rental of pipe @ S.10 per foot
labour and supervision @ S3.25 per hour
hauling pipe @ S11.20 per hour

5. Services Related to Specific Programs

In addition to services available to the public at large, services are available on a more restricted basis to specific programs administered by the Division. Examples of services related to specific programs include:

(i) Engineering services to the Irrigation Capital Works program which is designed to maintain existing irrigation districts in a workable condition.

(ii) Land disposal of sewage effluent. This is an experimental research program designed to test the feasibility of disposing of sewage effluent by irrigation. Technical advice and experimental testing can be made available to interested communities.

October, 1972

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Program Description

The purpose of the program will be to increase the productivity of agricultural assets and in essence to increase the total production of agricultural products in Alberta. Also the program will provide financial assistance to young farmers who will work under a strict supervised program to develop viable farm units.

The program will be split in two parts termed as Beginning Farmers and Production Development. The Beginning Farmers Program will have specific qualifications on age, education and farm experience and these qualifications will be rigidly adhered to.

The Production Development Program is designed to assist small farms with assets totalling under $100,000.00 by developing the assets within the farming operation.

The underlying assumption under this program is that the applicant cannot receive satisfactory financial assistance from another lending institution. The applicants in all cases must demonstrate adequate repayment ability and an ability to develop their operation into a viable farm unit. An incentive grant of 2% interest will be given for five years for both programs as described below.

Production Development

This program is designed to provide assistance to established farmers that wish to increase the agricultural productivity of their farming enterprise by developing assets within their enterprise. An applicant could purchase an agricultural asset and qualify by presenting a development program that would increase the productivity of that asset.

To qualify, the applicant must have more than 50% net income from the farm and his total assets plus the principal loan amount requested cannot exceed One Hundred Thousand ($100,000) Dollars.

The Incentive Grant will equal 2% of the principal balance on a declining principal balance for a period of five years.

Loans could be provided by Direct and Guaranteed funding as the purpose designates.

The development program will be part of the application which has been worked out with the expertise of personnel in the Alberta Department of Agriculture. The applicants total farming operation may be subject to supervision. Changes in the development program can only be made with the approval of the supervisor. Funds will be released upon completion of portions of the development program to the satisfaction of authorized personnel in the Department of Agriculture.

Beginning Farmers

Loans provided (Maximum)

Land, Buildings and Improvements	$60,000.
Machinery	15,000.
Operating (as required)	10,000.

A rebate of 2% interest will be allowed on all these loans for 5 years on a declining principal balance. The Board may defer principal payment for 3 years.

The Board may at their discretion, approve a long term loan for the entire amount noted above on land, machinery, livestock and operating, depending on the equity contributed by the applicant and his repayment ability. The principal will first be applied against operating funds, machinery and livestock.

Qualifications

a) The applicant must be between 20 and 30 years of age.
b) Experience and Training
   I. With a Farm Background

   - 3 years practical farm experience since leaving the secondary school system or
   - 2 years Agricultural School or University and one year practical experience.

   II. Non-Farm Background

   - 3 years experience plus two years Agricultural College or University.

c) Have their development program for their proposed operation approved by the local committee following the recommendations of Alberta Agriculture representatives.

Conditions

1. That the applicant be willing to accept supervision as deemed necessary by the Corporation.
2. Loans will only be granted if the supervisiпn can be provided to the satisfaction of the Corporation. If the Corporation feels that the applicant is short of training in farm management, it may be a condition that he enrol in Farm Management training courses.
3. That the Corporation hold title to the land under agreement for sale until he has 20% equity in his land, and he can then apply to the Corporation for title and the Corporation will then take first mortgage security on the property.
4. All expenditures and extension of credit for at least three years must have the approval of the supervisor and the Corporation.
5. Establish a recognized record keeping system and provide reports as required by the Corporation.
6. Funds for the pay-out of loans should be on a project basis with the approval of the supervisor.

Administrative directives and guidelines will be made available to all Agriculture Departments.

Alberta AGRICULTURE

MEMORANDUM

FROM: Vern Lawrence
General Manager
ADC, Camrose

OUR FILE REFERENCE

YOUR FILE REFERENCE

TO: Department Heads, R.D.C.'s, D.A.'s, R.D.'s, and A.D.C. Staff, Committee Chairmen

DATE: January 24, 1974

TELEPHONE: 672-3347

SUBJECT: PRODUCTION DEVELOPMENT PROGRAM GUIDELINES

Be certain to read the program description attached.

The general purpose of this program is to give financial assistance to farmers with total assets under $100,000 to increase the productivity of an agricultural asset. To qualify the applicant must be intensifying his production on an agricultural asset. An applicant could purchase an agricultural asset (land) and qualify for a grant if he required a loan to improve the productivity of that asset. The purchase of land does not qualify for a grant.

1. Qualifications:
   a) To qualify, the applicant must have more than 50% of his net income from the farm. Net farm income calculated as gross farm receipt minus gross farm expenses (would exclude depreciation, capital purchases, living expenses) and
   b) the applicant must not have total assets plus the principal loan amount requested exceeding One Hundred Thousand ($100,000) Dollars.

2. Projects that may be included in this program are listed below:
   a) Clearing and breaking land
   b) Addition of a livestock operation including livestock and facilities
   c) Permanent improvements on irrigated land including sprinklers and pumping equipment
   d) Storage facilities
   e) Native Range Improvement
   f) Other purposes as designated by the Corporation

   Note: An applicant cannot qualify for a double incentive grant. If he has an interest free loan under the Native Range or Dairy Development Programs, he could qualify if the amount of the loan exceeded the limit of that program.

3. The incentive grant will equal 2% of the principal on a declining principal balance for a period of five years.

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Alberta

MEMORANDUM

HIGHWAYS AND TRANSPORT
PLANNING BRANCH

FROM TRAFFIC AND PLANNING STUDIES ENGINEER OUR FILE REFERENCE IDC

YOUR FILE REFERENCE

TO MR. RON MILLER
RESOURCES ECONOMIST
ALBERTA LANDS AND FORESTS

DATE MARCH 15, 1974

TELEPHONE 229-4361

SUBJECT SURVEY SYSTEM FOR HOMESTEAD LANDS

FOLLOWING OUR MEETING OF MARCH 12TH, I CHECKED WITH MR. YOUNGS, DIRECTOR OF SURVEYS, CONCERNING THE NECESSITY FOR MAINTAINING THE GRID SURVEY SYSTEM FOR PARCELS OR "BLOCKS" TO BE POSTED FOR SETTLEMENT. MR. YOUNGS ASSURED ME THAT THE SURVEY ACT ALLOWS FOR VARIOUS SHAPES OF PARCELS SUITED TO TOPOGRAPHY, INCLUDING PROVISION OF ROAD ALLOWANCES.

LAND TO BE OPENED CAN BE IN ANY SHAPE. MR. YOUNGS SUGGESTS THE TERM "SETTLEMENT LOTS". THESE LOTS CAN BE REFERENCED TO A BASIC SURVEY "GRID" IF THE OLD SYSTEM IS DESIRED FOR RECORD PURPOSES. THERE IS NO RESTRICTION TO THE AREA WHICH MAY BE DEVELOPED IN THIS MANNER: THE AREA COULD BE A TOWNSHIP, OR MORE, OR LESS.

EVEN IF AN AREA HAS BEEN SURVEYED, IT CAN BE DEVELOPED OR "POSTED" IN SETTLEMENT LOTS WHICH REPLACE THE ORIGINAL SURVEY, AS LONG AS THE CROWN HAS NOT ASSIGNED ANY RIGHTS IN THE AREA BEING RE-WORKED. EVEN IN THESE CASES, THE OLD RIGHTS WHICH HAVE BEEN SOLD OR LEASED CAN BE RE-PURCHASED OR RE-NEGOTIATED, AND A NEW LAND DESCRIPTION EMPLOYED.

THIS INFORMATION SHOULD BE MADE AVAILABLE TO THE COMMITTEE, SOME OF WHOM FELT THAT IT WAS IMPOSSIBLE TO DEPART FROM THE GRID SURVEY SYSTEM TO ONE WHICH IS RELATED TO LAND FORM.

I WOULD LIKE TO SUGGEST THAT THE COMMITTEE ADD A RECOMMENDATION. WHAT THE COMMITTEE CALLED BLOCK UNITS BE CALLED SETTLEMENT LOTS, AND THAT THESE LOTS BE PLANNED AND SURVEYED IN RELATION TO THE LAND FORMS OF THE AREA. THE AREA PLAN WOULD HAVE SETTLEMENT LOTS SIZED TO VIABLE UNITS FOR THE LAND INVOLVED; WOULD PROVIDE FOR AN APPROPRIATE AMOUNT OF LAND TO BE LEFT IN NATIVE COVER TO BE HELD BY THE CROWN; WOULD PROVIDE THAT LAND FOR PRIMARY DRAINAGE CHANNELS WOULD BE RETAINED BY THE CROWN, POSSIBLY IN CONJUNCTION WITH THE NATIVE COVER AREAS; WOULD PROVIDE A SYSTEM OF COLLECTOR AND LOCAL ROADWAYS TO SERVE THE AREA.

Gordon Halls

C. R. G. HALLS

/BF

C.C. MR. C. W. YOUNGS
MR. H. C. DUGUID

APPENDIX D

Committee Member Comments re Preliminary Report

Alberta

LANDS AND FORESTS

MEMORANDUM

RTT/at

FROM R. T. Thompson, Head
Sales & Cultivation Lease Branch

OUR FILE REFERENCE

YOUR FILE REFERENCE

TO C. E. Paquin
Director of Lands

DATE March 20, 1974

TELEPHONE

SUBJECT Committee Recommendations - Land Settlement Policy Etc.

You will shortly be receiving a report from Ron Miller with reference to the above, taking into consideration the response received to questionnaire sent out to various Agricultural Development Committees. I am submitting this report to you because there are two points which are being recommended with which I do not agree.

On Tuesday March 12th a preliminary meeting was held involving members of the Lands Division. I was not present but Mr. Northcott sat in attendance for me. On Wednesday March 13th a full committee meeting was held, together with representatives from Environment, Agriculture and Highways at which I was present.

One recommendation which is being put forward is to limit the number of parcels of land which might be obtained to eight quarter sections, including the lands already held or controlled under an agreement to purchase by the applicant and spouse. In this regard I do not feel that the committee has given full consideration to the matter of family companies where it is quite possible for us to have a father and mother with three or four sons and their families and to endeavor to suggest that such a company can have a viable unit for all of the families which depend upon it, limited to no more than eight quarter sections, is, in my opinion, not feasible. I brought this matter up at the committee at which time it was suggested that the individual members could apply on a personal basis but I would suggest that if this is done then the concept of a family company (particularly as it affects income tax matters) is gone.

The other area in which I disagree is the proposed amalgamation of the existing farm and rural development leases with option to purchase with some form of a homestead sale. I suggest that at the present time we have adequate flexibility within the confines of the Farm Development Regulations and I see no point in dispensing with that and classifying the disposition as a homestead agreement. In the preliminary recommendation of the committee it was indicated that the homestead agreement would be used for applicants who are not established farmers and for whom it is necessary to impose conditions which must be met before title could be issued.

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Apparently in the preliminary discussions the "conditions" revolved about the matter of land development but as you are aware many of our conditions involve the aspect of increasing the basic herd and this, in my opinion, does not come within the concept of a homestead.

Furthermore homesteads are covered, at present, under The Public Lands Act which is difficult to amend and can only be done at a sitting of the House; our lease with option is within a set of regulations which can be amended through order-in-council and accomplished quickly.

I suggest also that there is no need to increase the number of dispositions (or titles of same) thereby increasing the misunderstanding or confusion in the minds of the public as to what type of a disposition they should be applying for and/or dealing with.

In general I can see no advantage to this suggestion of bringing matters under some form of a homestead except the provision of three tax free years. This I feel is an imposition on the local taxing authorities as the taxing authority has no say in the matter. Under a lease with option the individual pays a small rental but also pays taxes.

The argument has been put forth that we have always had "homesteads" but in this regard I would refer you back to a number of years ago when there was no such disposition but instead the disposition was called an agricultural lease. I would suggest also that while tradition is a very good thing, we should not be blinded by tradition and carry on only because tradition has done so in the past.